



## MILPITAS PLANNING COMMISSION AGENDA REPORT

Meeting Date: January 9, 2008

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**APPLICATION:** **“S” Zone Application No. SZ2007-0018, Use Permit No. UP2007-0002 and Condominium Tentative Map No. MI2007-0001, Alexan South Main**

**APPLICATION SUMMARY:** A request for a 397-unit condominium project. The Use Permit application requests (1) to exceed the height limits of five stories with the 6.5 story garage, (2) encroach into building front and street side setbacks and (3) reduce required parking by 19 spaces. The condominium tentative map provides for public streets and three privately owned parcels.

**LOCATION:** 1504 -1620 South Main Street (APN: 086-22-027, 028, 033, 034, 041, and 042)

**APPLICANT:** Trammell Crow Residential, 1810 Gateway Dr., Suite 240, San Mateo, CA 94404-4062

**OWNER:** Bay Stone Developments, 1649 S. Main St., Suite 103, Milpitas, CA 95035

**RECOMMENDATION:** **Continue the public hearing to the January 23 meeting.**

**PROJECT DATA:**

**General Plan Designation:** Multi-Family Very High Density with Transit Oriented Development

**Zoning:** Multi-Family Very High Density with Transit Oriented Development (TOD) overlay district and Site and Architectural Approval combining district (R4-TOD-S)

**Specific Plan:** Midtown Specific Plan

**Site Area:** 5.9 acres

**CEQA Determination:** Exempt. Midtown Specific Plan Program EIR.

**PLANNER:** Cindy Maxwell, Principal Administrative Analyst

**PJ:** 3189

**BACKGROUND:** This item is recommended for continuance to allow staff and the applicant more time to work through issues relating to the density bonus. This item was advertised via mailed public notices for the January 9 Planning Commission meeting and January 15 City Council meeting. An updated public notice will be mailed, advertised and posted to reflect the new January 23 and February 5 public hearings for the Planning Commission and City Council, respectively. The homeowners' association for the Pines neighborhood has been advised of the change in public hearing dates. The project involves the redevelopment of six parcels for a 397-unit condominium project on 5.9 acres located at 1502 - 1620 South Main Street, on the east side of the intersection of South Main Street and Cedar Way. The project would relocate existing residents and demolish structures in the mobile home park, a motel and auto repair. Besides the associated structures for these uses, the site contains a variety of concrete pads, fences, signs, and trees that are in various stages of disrepair.

**RECOMMENDATION**

Continue the public hearing to the January 23 Planning Commission meeting.